

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, September 11, 2012 at 4:00pm in the third floor conference room at City Hall, 828 Center Ave, Sheboygan WI. Chairperson Mayor Terry Van Akkeren presided.

Present: Mayor Terry Van Akkeren, Ald. Julie Kath, Todd Wolf, Don Cvetan and John Van Der Male

Excused: Ryan Sazama and Jerry Jones

Staff present: Steve Sokolowski, Chad Pelishek, and Janet M Duellman

Others: Amanda Fellerer (IVARS USA), Michael Moegenburg (Acuity), Mark Dlugopolski (Nemak), Katie Scholz (RLO Sign) and Craig Ostermann (RLO Sign)

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of the August 28, 2012 meeting.

Todd Wolf moved, Ald. Julie Kath seconded to approve the minutes of the August 28, 2012 meeting. The motion passed unanimously.

Conditional Use Permit and variance application by Nemak to replace existing signs at 3101 S Taylor Drive.

Mark Dlugopolski, Craig Ostermann, Katie Scholz, Amanda Fellerer and Michael Moegenburg were present to discuss this matter.

RLO Sign is proposing to install new signage at Nemak located at 3101 S. Taylor Drive. The reason for the sign changes is because Nemak recently purchased JL French and needs signage to reflect this change in ownership. The proposed changes are virtually the same size and location as the existing monument and directional signs. The applicant is requesting to install new cabinets on the monument signs that are proposed to be three (3) inches closer to the property line (base staying the same but cabinet proposed to be installed on base is 3 inches larger than the existing sign cabinets). Applicant believes that the location of signs have not and will not impact safety. The landscape islands that have been installed around the signs have been there for many years and attractively highlight the signs. The applicant believes the signs should

remain in the same location because these attractive landscape islands have been specifically located and designed for these signs.

Neighbors questioned size and placement of the signs. Once it was clarified the neighbors were in favor of the signs due to little or no change in size and placement.

Todd Wolf moved, Don Cvetan seconded to approve the conditional use and variance with the following conditions:

1. The necessary sign permits shall be obtained prior to installation.
2. The signs will be a maximum of 8 feet high (grade to peak).
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
4. The free standing signs shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
5. All signage shall meet the vision triangle per Section 15.703 of the City of Sheboygan Zoning Ordinance, Visibility.
6. All temporary signage/banners shall be removed prior to sign permit issuance.
7. All proposed signage will be located on private property and not on public right-of-way.
8. If there are any amendments to the approved site/sign plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

The following variances were granted:

1. A 10.5 foot setback from S. Taylor Drive for the monument sign – minimum monument sign setback is 12 feet.
2. A 2.4 foot setback from Crocker Avenue for the monument sign – minimum monument sign setback is 12 feet.
3. A 32sf directional sign on the west/S. Taylor Drive side of the facility property – maximum 9sf directional sign is permitted.
4. A 42sf directional sign on the west/S. Taylor Drive side of the parking lot property – maximum 9sf directional sign is permitted.
5. A name/logo of 4sf on both directional signs – maximum permitted name/logo on a directional sign is 1sf.

The motion passed unanimously.

Being no further business, John Van Der Male moved, Todd Wolf seconded to adjourn the meeting at 4:12 pm. Motion carried.

Janet M Duellman, Recording Secretary